

CITY OF SACRAMENTO

Permit No: 0004162

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 2300 INNOVATOR DR SAC

Thos Bros:

Sub-Type: NAPT

Parcel No: 225-0125-003

VILLAGIO CR BLDG #1001 UNITS1-20

Housing (Y/N):

N

CONTRACTOR

OWNER

ARCHITECT

**NATOMAS VILLAGIO LLC
164 OAK RD
ALAMO, CA 94507**

Nature of Work: NEW APARTMENT #1001 TYPE3

CONSTRUCTION LENDING AGENCY : I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name _____ Lender's Address _____

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class _____ License Number _____ Date _____ Contractor Signature _____

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00);

I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. _____ B & PC for this reason: _____

Date 10.15.01 Owner Signature _____

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the above-mentioned property for inspection purposes.

Date 10.15.01 Applicant/Agent Signature _____

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy Number _____ Exp Date _____

(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 10.15.01 Applicant Signature _____

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

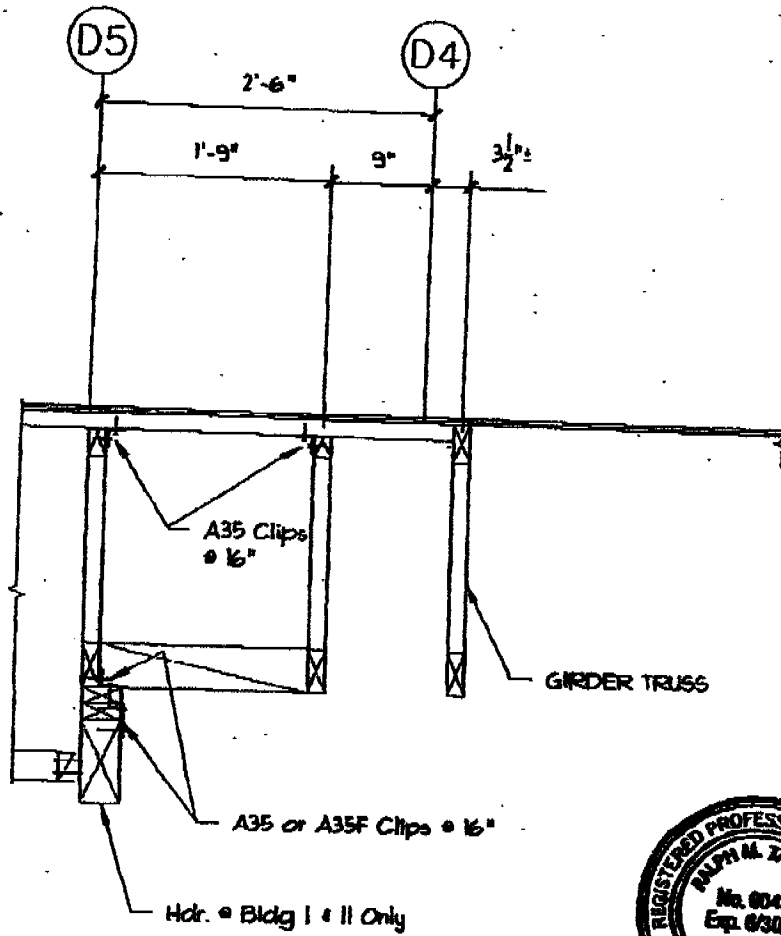
COMPLERE

ENGINEERING GROUP, INC.

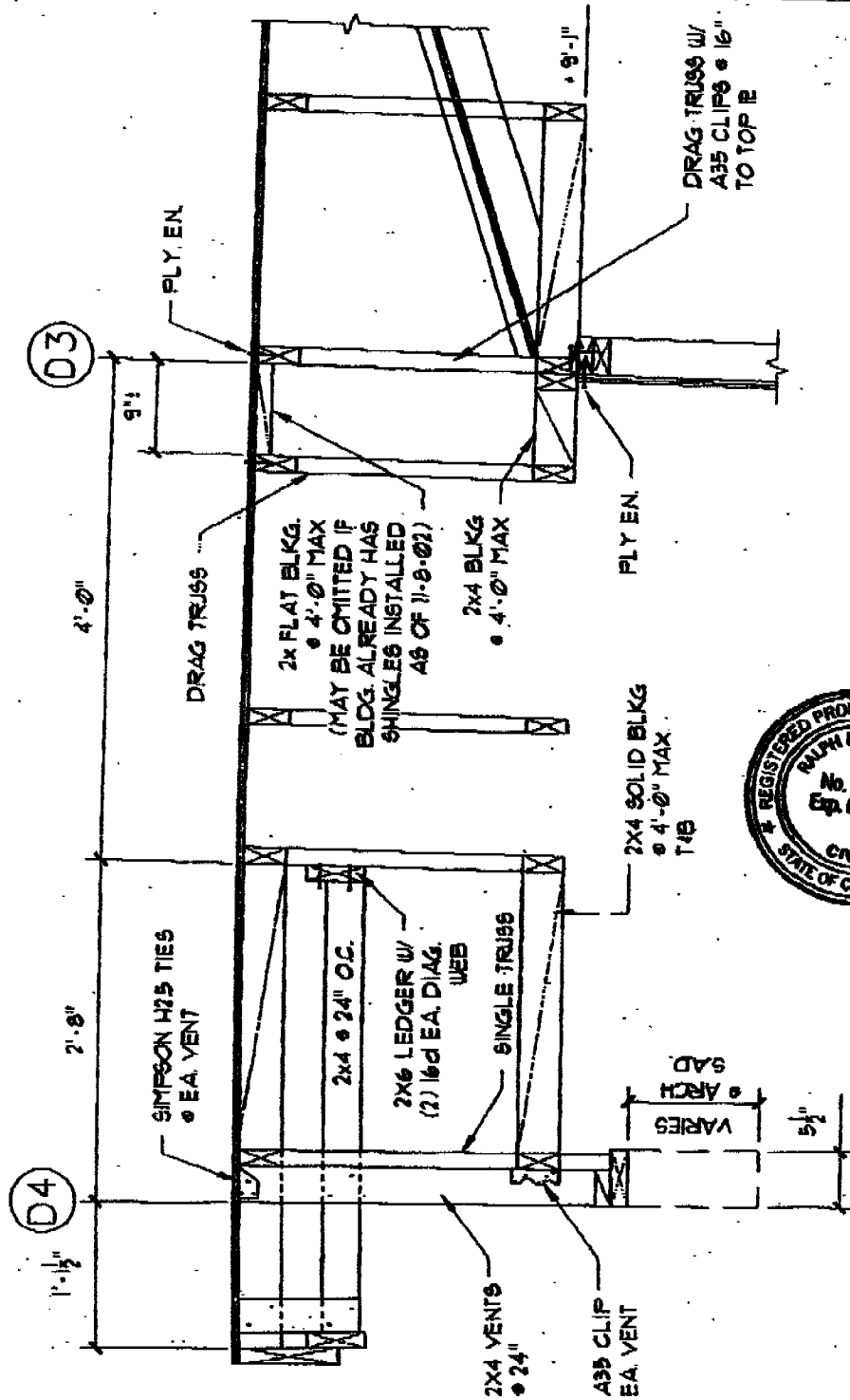
4230 Kieman Avenue, Suite 210 Modesto, California 95356

209-646-8165

Fax: 209-645-8170



Project Name VILLAGIO APARTMENTS		Date 1/2/02	Project No. 2101
Subject REVISED DETAIL		DRG. NO. 8/55.6a	
Scale 3/4"=1'-0"	Checked JPJ		



Project Name VILLAGIO APPARTMENTS	Date 11/07/02	Project No. 21101
Subject REVISED DETAIL	DWG. NO.	13/S5.6a
Scale 3/4" = 1'-0"	Checked JPJ	

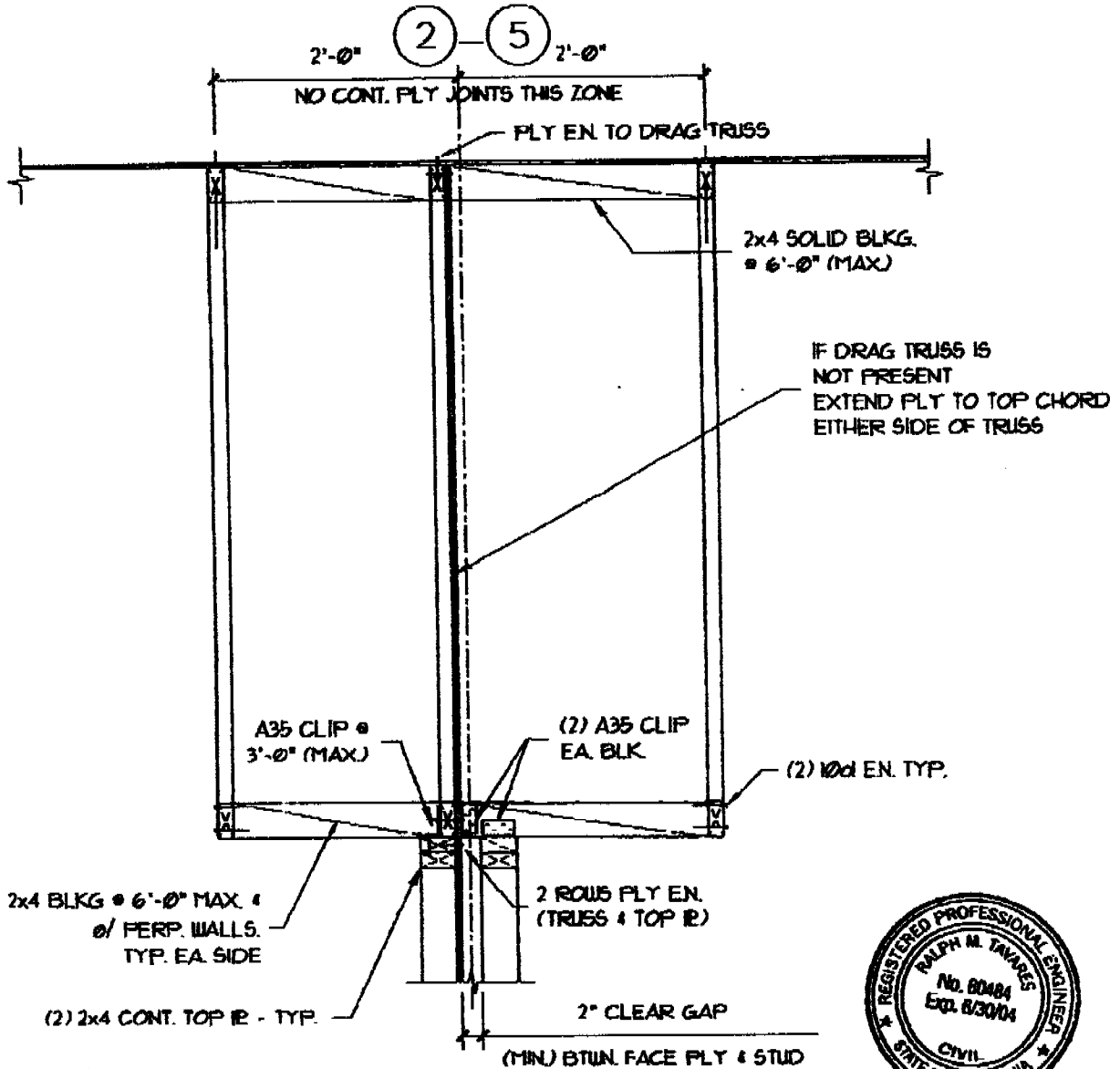
COMPLERE

COMPLERE ENGINEERING GROUP, INC.

4230 Kieman Avenue, Suite 210 Modesto, California 95356

209-545-8185

Fax: 209-545-8170



Project Name VILLAGIO APARTMENTS	Date 11/01/02	Project No. 21101
Subject REVISED DETAIL	Dwg. No. 3/55.4a (alt)	
Scale 3/4"=1'-0"	Checked JPJ	

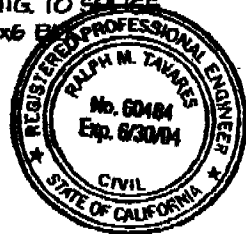
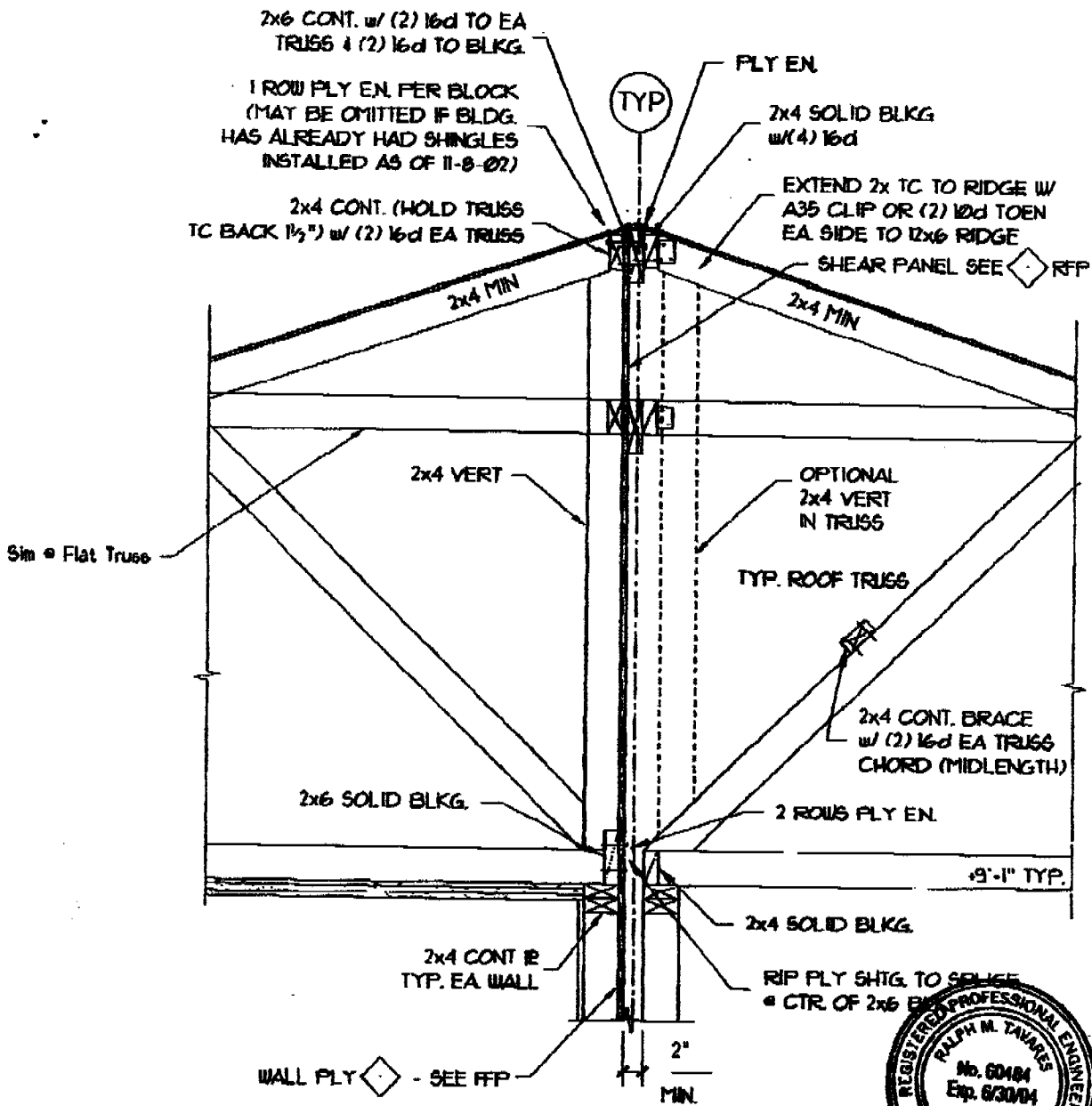
COMPLERE

COMPLERE ENGINEERING GROUP, INC.

4230 Kieman Avenue, Suite 210 Modesto, California 95356

209-645-8165

Fax: 209-645-8170



Project Name	VILLAGIO APARTMENTS	Date	11/07/02	Project No.	21107
Subject	REVISED DETAIL	Scale	3/4"=1'-0"	Checked	JPJ
				2/95.4a	

CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

Building Address: 4101 INNOVATOR DR BLD 3 Permit No.: 0004162
Building Use: APARTMENTS Occupancy: R1
Building Owner: NATOMAS VILLAGIO LLC Construction Type: V-1H
Owner Address: ALAMO, CA Sprinkled? Yes No
Portion of Building Occupied: ENTIRE Area: 18044 Sq. Ft.
2/9/04
Date By: (Print) Dennis Richardson Sign DENNIS RICHARDSON
CHIEF BUILDING OFFICIAL

[Finaled By: DSP, JBB, RSB, CP, MJG]

This Certificate, issued pursuant to the requirements of Section 109 of the Uniform Building Code, certifies that at time of issuance the described portion of the building has been inspected for compliance with the Uniform Building Code, as adopted per Title 15 of the Sacramento City Code for the group and division of occupancy and use for which the proposed occupancy is classified. Issuance of this certificate shall not be construed as an approval of a violation of any Codes, or Federal, State and City Laws or Ordinances. Certificates presuming to give authority to such violation shall not be valid. This certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Chief Building Official. No changes shall be made in the character of occupancy or use without approval of the Chief Building Official.

POST IN A CONSPICUOUS PLACE

Villagio

Apartment Homes

March 12, 2004

City of Sacramento
Planning and Building Department
2101 Arena Boulevard, Room 200
Sacramento, CA 95834

Re: Villagio Apartment Homes
4101 Innovator Drive
Sacramento, CA

To Whom It May Concern:

The heating system for the above referenced project will be maintained per code. In accordance with Section 605.5 of the 2001 California Plumbing Code:

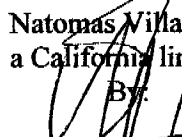
A control valve shall be installed immediately ahead of each water-supplied appliance and immediately ahead of each slip joint or non-metallic and fixture supply or appliance supply.

And, in accordance with section 310.11 of the UBC:

Dwelling units, great rooms & congregate residences shall be provided with heating facilities capable of maintaining a room temperature of 70 degrees at a point three feet above the floor in all habitable rooms.

In the event of a heat system failure and repairs will be longer than 24 hours, we will relocate the resident to a different apartment unit.

Sincerely,

Natomas Villagio LLC
a California limited liability company
By:  Villagio Apartments LLC
a California limited liability company

William F. Schrader, Jr.
Managing Member

4101 Innovator Drive
Sacramento, CA 95834

916.419.4433 (O)
916.419.4002 (F)